

The site is situated on Market Square at the southeast intersection with Wall Avenue. Union Avenue intersects with Market Square to the Southeast.

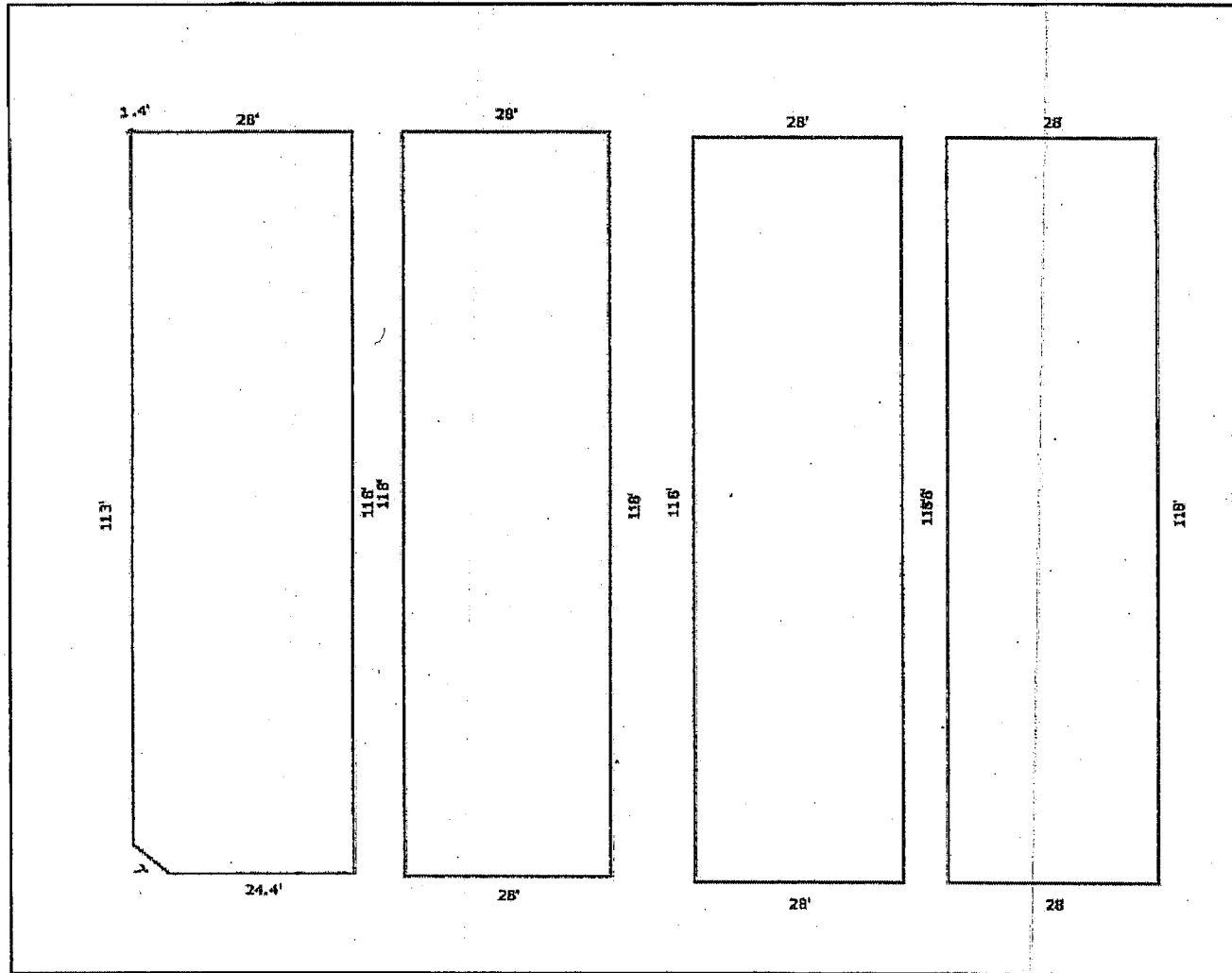
The site has no known adverse soil or subsoil conditions that impact the site. The site appears to be well drained. It has good visibility.

## IMPROVEMENTS DESCRIPTION

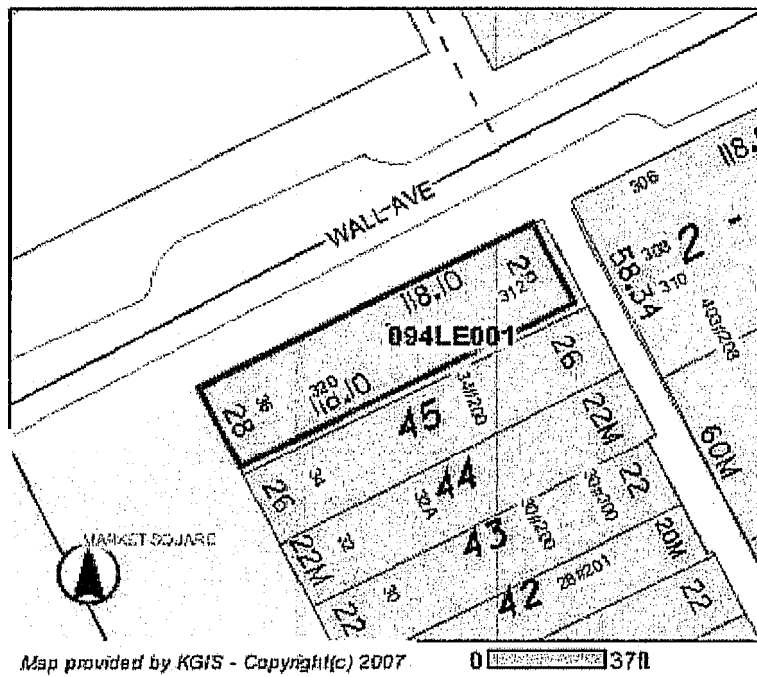
The improvement consists of a four-story building with a full basement. From observation, the building appears to completely cover the lot, resulting in a calculated area of 3,136 square feet per floor for a total area of 12,544 square feet, more or less. It has a full basement that has no contributive value. The building has an elevator shaft, but the elevator is either nonfunctional or would not receive approval for future operations.

AREA:	Approximately 12,544 square feet gross building area, exclusive of the unfinished basement and the roof area.
FOUNDATION AND FLOORS:	Masonry basement floor and footers and masonry foundation walls; floors consist of wood joists and wood floors; the floors and many of the joists will require replacement due to the advanced deterioration and rot.
FRAMING:	Masonry exterior walls with steel and wood supports
INSULATION:	Unknown
EXTERIOR WALLS:	Brick front and rear; the property has brick side party walls.
DOORS AND WINDOWS:	Display entry with recessed entry on main level, wood frame double hung windows facing Market Square. Windows facing Wall Avenue have been removed and only newer framing remains. Display windows facing Wall Avenue are broken and covered with plywood; interior doors missing
ROOF :	Wood joists with built-up roof that requires replacement
LAYOUT:	Unfinished basement  Main Level: Divided into four spaces; totally deteriorated  Second through fourth floors: Open
SPRINKLERS:	The building has a sprinkler system installed on the main level at the corner location
ROOF DRAIN:	Integral with roof system
INTERIOR WALLS AND CEILINGS:	Completely deteriorated; formerly plaster over lath and suspended acoustic tile in some areas
INTERIOR DOORS:	None

**FLOOR PLAN**  
**Basement Not Sketched**



## 36 MARKET SQ - Property Map and Details Report



### Parcel Information (last updated: 8/20/2007)

Location Address:	320 WALL AVE
CLT Map:	094
Insert:	L
Group:	E
Condo Letter:	
Parcel:	001
Parcel ID:	094LE001
Parcel Type:	NORMAL
District:	
Ward:	06
Subdivision:	
Recorded Acreage:	0.00
Calculated Acreage:	0.00
Recorded Plat:	
Recorded Deed:	20070116 - 0057702
Deed Type:	FEDERAL
Deed Date:	01/16/2007

the East side of Market Square, and more particularly described as follows:

BEGINNING at the center of a brick division wall between Eckle and Gossett (former owners) at the pavement on said Market Square; thence Easterly with said Gossett line about 120 feet to an alley; thence Southerly along said alley 20 feet 4 inches; thence Westerly along the center of the wall of the present brick business house formerly belonging to Eckle about 120 feet to Market Square; thence Northerly 20 feet 4 inches to the BEGINNING. Being known as 28 Market Square Mall. It being the true meaning and intent to convey to the second parties to the center of each wall on each side of said lot.

Recorded in Warranty Deed registered on August 28, 2002, as Instrument Number 200208280017284, in the Register of Deeds Office for Knox County, Tennessee, titled to Scott West and wife, Bernadette West. (28 Market Square)

- 36 MKT →
- (d) Real Property, located in District Four (4) of Knox County, Tennessee and within the 6<sup>th</sup> Ward of the City of Knoxville, Tennessee, and being Lot 13 of Swan and Mabry's Addition, which lot runs 28 feet on the East side of Market Mall and extends East along the South line of Wall Avenue, 118.1 feet, more or less, to an alley, and being more particularly described as follows:

BEGINNING at a point marking the intersection of the Eastern line of Market Square with the Southern side of Wall Avenue; thence in an Easterly direction and with the Southern line of Wall Avenue, North 63 deg. East 118.1 feet to an iron pin in the Westerly line of a 10 foot alley; thence in a Southerly direction with the Western line of said alley, South 27 deg. East 28.0 feet to an iron pin; thence South 63 deg. West 118.1 feet to the Eastern line of East Market Square; thence with the Eastern line of East Market Square, North 27 deg. West 28.0 feet to the point of BEGINNING, as shown by Survey of Property of Fikret T. Gencay by Michael E. Luethke, Tennessee Registered Surveyor No. 842, Luethke Surveying Company, 6538 Vintage Drive, Knoxville, Tennessee 37921. Said survey being dated July 7, 1994, and bearing Drawing No. 94287.

Recorded in Warranty Deed registered on May 9, 2002, as Instrument Number 200205090093076, in the Register of Deeds Office for Knox County, Tennessee, titled to Bernadette West and husband, Scott West. (36 Market Square also known as 320 Wall Avenue)